

089.A

0001

0053.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

602,200 / 602,200

USE VALUE:

602,200 / 602,200

ASSESSED:

602,200 / 602,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
51-53		PINE ST, ARLINGTON

OWNERSHIP

Unit #: 53

Owner 1: PARSONS ZACHARY W &	
Owner 2: HARTSTEIN RACHEL A	
Owner 3:	

Street 1: 53 PINE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAJARONE SUTIDA -

Owner 2: -

Street 1: 2796 COWPER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Aluminum Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7759													G7	1.		

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	602,200			602,200		

Total Card	0.000	602,200		602,200	Entered Lot Size
Total Parcel	0.000	602,200		602,200	Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 261.83 /Parcel: 261.8 Land Unit Type:

Parcel ID: 089.A-0001-0053.0

!15253!

PRINT

Date: 12/11/20 Time: 04:59:48

LAST REV

Date: 08/21/18 Time: 09:34:48

danam

15253

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAJARONE SUTIDA	60051-437		9/20/2012		419,000	No	Yes		
MANE SANJAY R,	44791-240		3/14/2005	Family		No	Yes		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2018		Measured						DGM D Mann
3/28/2006		External Ins						BR B Rossignol

Sign: _____

VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good													
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: RED				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1928	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G7	Fact: .			Floor: M - Multi-Level														
Const Mod:				% Own: 60.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	7	4	M							
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total: 26.4 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj: 1.10652173														
Electric: 3 - Typical				Const Adj: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 319.896														
Int vs Ext: S				Other Features: 82500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 818261														
% Com Wall:	% Sprinkled:			Depreciation: 216021				Juris. Factor: 1.00	Before Depr: 319.90									
				Depreciated Total: 602240				Special Features: 0	Val/Su Net: 261.83									
								Final Total: 602200	Val/Su SzAd: 261.83									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.A-0001-0053.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:									Total Special Features:				Total:				

UnSketched SubAreas:
GLA: 2300,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	2,300	319.900	735,761						
					Net Sketched Area: 2,300 Total: 735,761					
Size Ad	2300	Gross Are	2300	FinArea	2300					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	2,300	319.900	735,761						
					Net Sketched Area: 2,300 Total: 735,761					
Size Ad	2300	Gross Are	2300	FinArea	2300					

IMAGE

AssessPro Patriot Properties, Inc